

**CALENDAR ITEM
C34**

A 1
S 1

06/29/15
W 26837
M. Schroeder

GENERAL LEASE – COMMERCIAL USE

APPLICANT:

North Tahoe Watersports, Inc.

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 8400 North Lake Boulevard, Kings Beach, Placer County.

AUTHORIZED USE:

Use and maintenance of five existing mooring buoys not previously authorized by the Commission.

LEASE TERM:

20 years, beginning June 29, 2015.

CONSIDERATION:

\$1,885 per year, with an annual Consumer Price Index (CPI) adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the upland adjoining the lease premises.
2. The five mooring buoys have existed for many years, but were not previously authorized by the Commission. The North Tahoe Public Utility District managed the Kings Beach State Recreation Area (KBSRA), including the five mooring buoys, for more than 20 years. The Tahoe Regional Planning Agency permitted the five buoys in 1999. In 2014, management of the KBSRA was returned to California State Parks. Thereafter, North Tahoe Watersports, Inc. (NTW) was asked by California State Parks to take over management of the five mooring buoys. NTW has an agreement with California State Parks to operate as a water sports concessionaire from the upland. The five mooring buoys are not rented to the public; however, they are used for overnight mooring of the parasailing boat, water tour boat and jet skis owned by NTW.

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3. NTW is now applying for a General Lease – Commercial Use. Staff recommends authorization of the five mooring buoys.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Commercial Use to North Tahoe Watersports, Inc., beginning June 29, 2015, for a term of 20 years, for the use and maintenance of five existing mooring buoys not previously authorized by the Commission as described in Exhibit A and shown on

CALENDAR ITEM NO. **C34** (CONT'D)

Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$1,885, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

W 26837

LAND DESCRIPTION

Five parcels of submerged lands situated in the bed of Lake Tahoe, lying adjacent to Lot 3 of fractional Section 19, Township 16 North, Range 18 East, M.D.B.&M., as shown on Official Government Township Plat approved January 29, 1875, County of Placer, State of California, more particularly described as follows:

PARCELS 1 through 5 – BUOYS

Five circular parcels of land, each being 50 feet in diameter, underlying five existing buoys lying adjacent to those parcels as described in Grant Deed recorded March 15, 1974 in Volume 1555 at Page 104 in Official Records of said County.

EXCEPTING THEREFROM any portion lying landward of elevation 6223 feet LTD on the shoreline of said Lake Tahoe.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 09/25/2014 by the California State Lands Commission Boundary Unit.



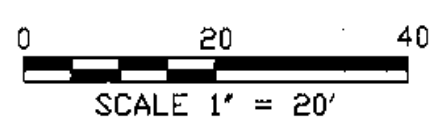
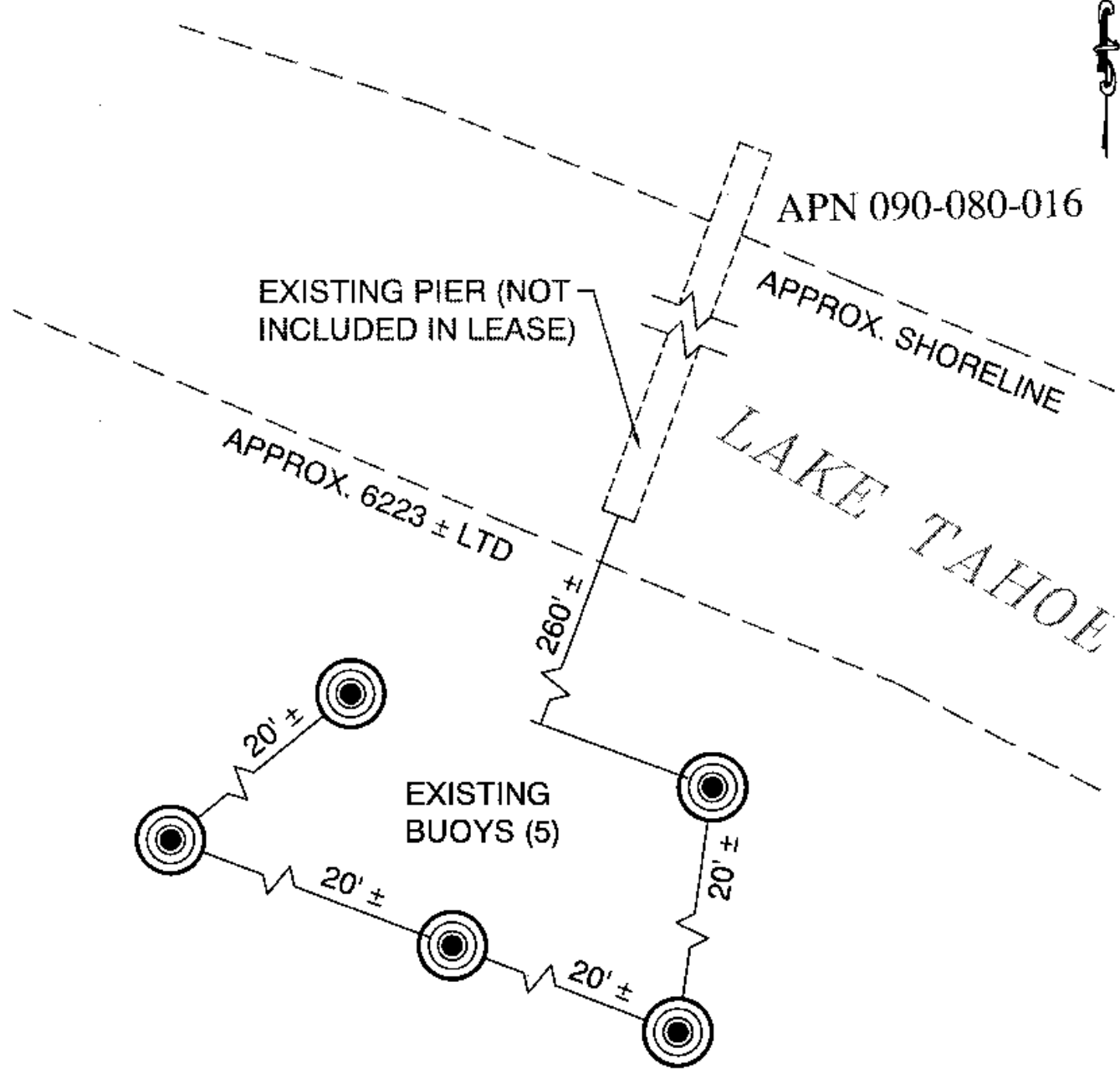


EXHIBIT A

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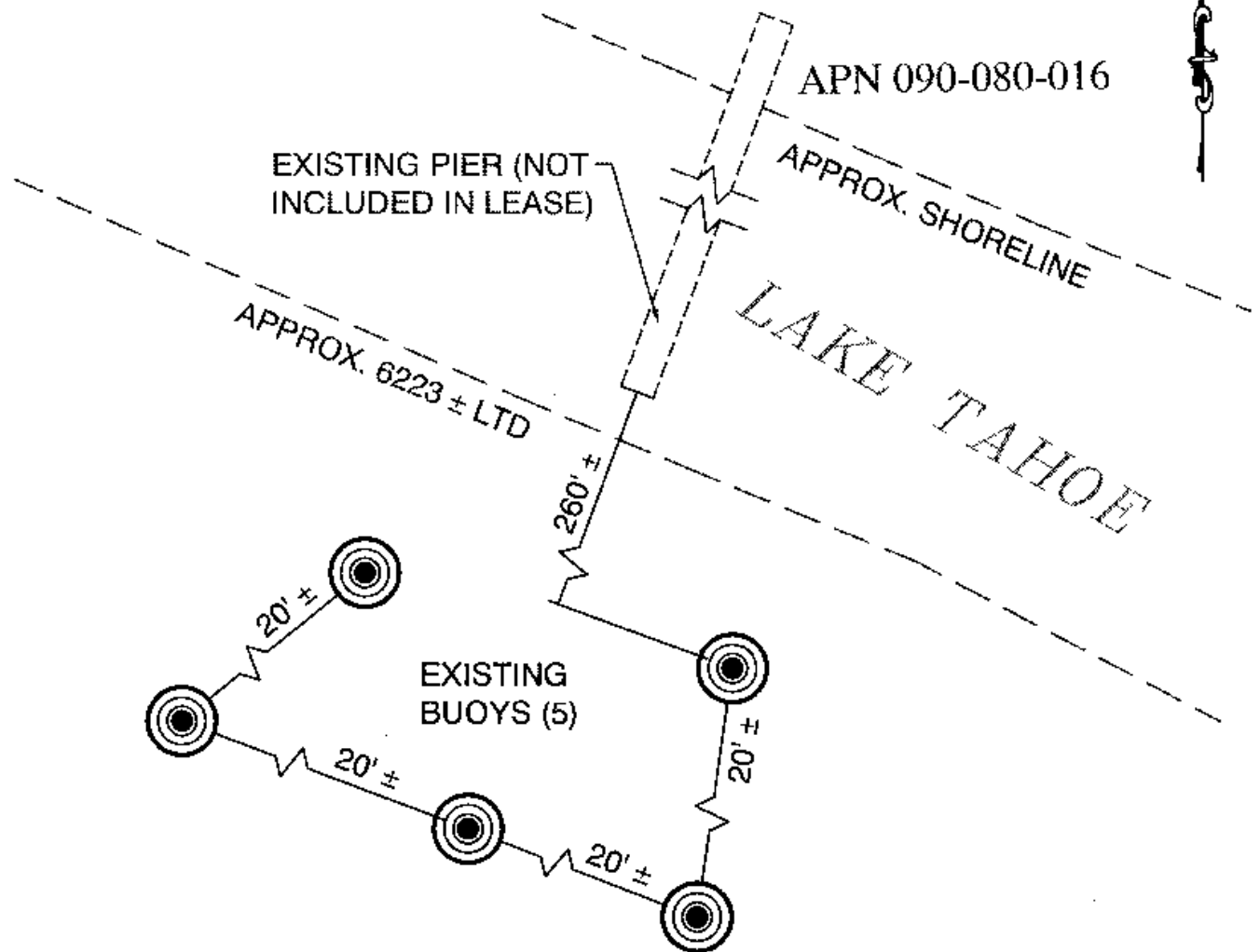
LAND DESCRIPTION PLAT
W 26837 N. TAHOE WATERSPORTS
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

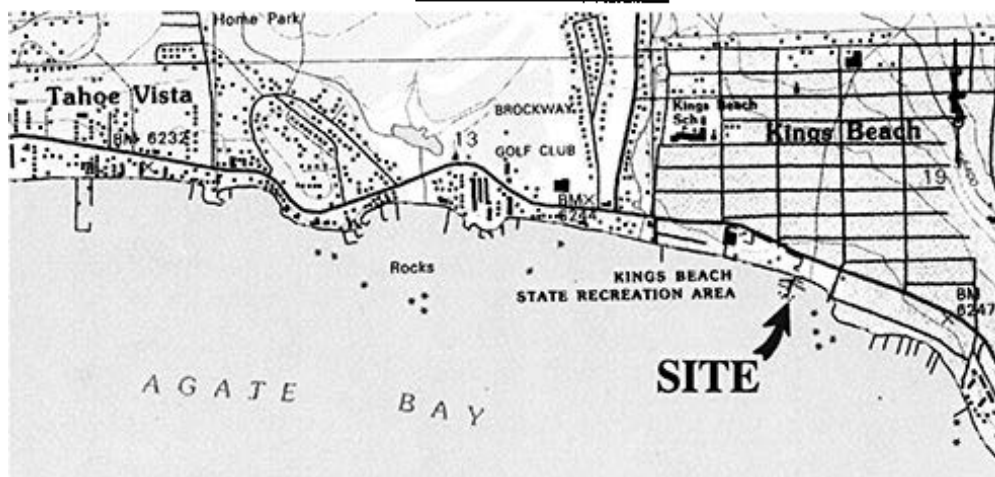
SITE



8400 NORTH LAKE BOULEVARD, KINGS BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

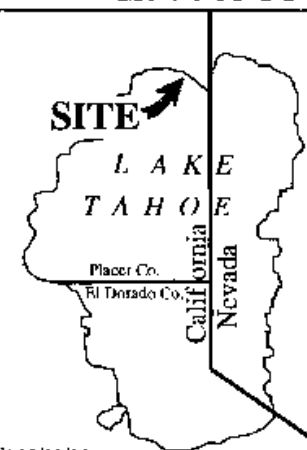
Exhibit B

W 26837

N. TAHOE WATERSPORTS

APN 090-080-016

GENERAL LEASE-
COMMERCIAL USE
PLACER COUNTY



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